

ARTICLE 8 - (RURAL 1) RURAL ZONING DISTRICT ONE (1) ACRE PER DWELLING UNIT

(Amended 3/11/02 via BOS Resolution No. 16-02)

Section 801 - Purpose.

The principal purpose of this district is to conserve and protect open land uses, as well as foster orderly growth in rural areas, and prevent urban and agricultural land use conflicts. The primary purpose of requiring large minimum parcels of not less than one (1) acre in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made currently available. principal uses permitted in this zoning district include both farm and non-farm residential uses, farms, and recreational and institutional uses.

Section 802 - Use Regulations.

The use regulations are the same as those in the "Rural-20" zoning district.

Section 803 - Sign Regulations.

The sign regulations as provided in Article 23 hereof.

Section 804 - Height Regulations.

The height of buildings shall not exceed either thirty (30) feet or two (2) stories and a basement, as defined in Sections 3002.13 and 3002.83.

Section 805 - Yard Regulations.

1. Front Yard:
 - a. There shall be a front yard having a depth of not less than twenty (20) feet.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall conform with regulations applicable to front yards.
2. Side Yard: There shall be a side yard on each side of a building having a width of not less than thirty (30) feet.
3. Rear Yard: There shall be a rear yard having a depth of not less than twenty (20) feet.

Section 806 – Intensity of Use Regulations.

The intensity of use regulations are as follows:

1. Lot Area: Each lot shall have a minimum lot area of one (1) acre.

2. Lot Width: Each lot shall have a minimum width of one hundred and fifty (150) feet.
3. Lot Area per Dwelling Unit: The minimum lot area per dwelling unit shall be one (1) acre.
4. Lot Coverage: The maximum lot coverage shall be fifteen percent (15%) of the lot area.
5. Distance between Buildings: The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 807 – Parking Regulations.

The parking regulations are as provided in Section 2510 hereof.